



**Asking Price £180,000**

Introducing this stunning two-bedroom terraced home nestled in the sought-after location of Cotehele Avenue, Keyham this property offers a blend of modern living and classic charm. Upon entering, you are greeted by an inviting entrance hall that sets the tone for the rest of the home. The lounge, adorned with a bay window and featuring a multi-fuel wood burner, creates a cosy atmosphere perfect for relaxation or entertaining guests. Adjacent is the dining room, seamlessly connected to the modern fitted kitchen, forming the heart of the home. One of the standout features of this property is the spacious cellar space, internally accessible, currently serving as a versatile playroom and utility area. With the potential to be used as a third bedroom, this space offers flexibility to suit your lifestyle needs. Ascending to the first floor, you'll find two generously sized double bedrooms, providing ample space for rest and relaxation. A modern fitted bathroom completes this level, offering both style and functionality. Outside, the property benefits from a low-maintenance rear courtyard garden, ideal for enjoying outdoor living with minimal upkeep. Additional amenities include gas central heating and double glazing, ensuring comfort and efficiency year-round.

Meticulously maintained by its current owners, this home is ready to welcome its new occupants with open arms.

## Cotehele Avenue, Keyham, PL2 1LX

### Accommodation Comprises

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### GROUND FLOOR

#### Entrance Hall

Lounge 3.68m (12'1") Plus Bay x 3.55m (11'8")

Dining Room 3.65m (12'0") x 3.38m (11'1") Max

Kitchen 2.26m (7'5") x 2.82m (9'3") Into Recess

### LOWER GROUND FLOOR

Playroom/Utility/Bedroom 5.45m (17'11") Plus Recess x 4.13m (13'7")

### FIRST FLOOR

Bedroom One 4.53m (14'10") x 3.69m (12'1")

Bedroom Two 3.66m (12'0") x 2.81m (9'3")

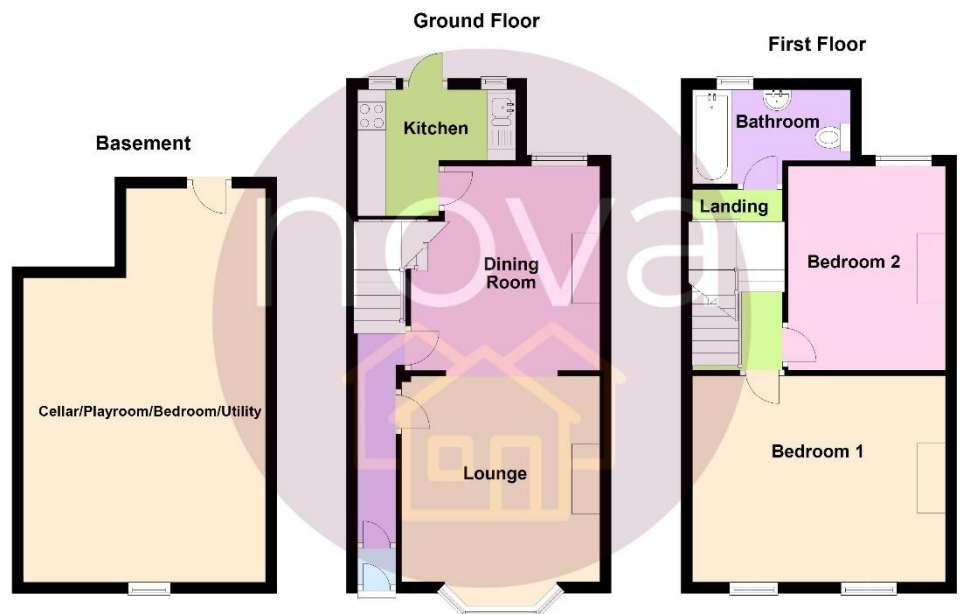
#### Bathroom

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

